



## 1, CCA319, La Estación, El Esparragal, MURCIA

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3 bed, 3 bath villa with garage and swimming pool on a 5.167 m<sup>2</sup> enclosed plot in El Esparragal. The village of La Estación, with all amenities, is a short drive away and Lorca is only 10 min away. The access to the plot is via a car gate, which opens into a large parking area that leads to the property and adjacent garage. The main door of the property is crossing a front terrace enclosed with aluminium mosquito blinds. There is a large sitting-dining room with air conditioning, log burner and double doors to the hall. There is a fully fitted kitchen with larder and utility room with exit to the back terrace. There are two double bedrooms with air conditioning, one of them with fitted wardrobes and en suite bathroom with corner bathtub. This floor is completed with a bathroom with shower. The top floor consists of a large master bedroom with walk in wardrobe and bathroom with shower. There is also a terrace with views to the back of the property. At the back of the property is the 10 x 5 swimming pool surrounded by a terrace, with outside shower and toilet and a pool bar. There are low maintenance gardens with all sorts of fruit trees and shrubs and automated irrigation system. The property has satellite tv, internet, alarm system and grilles in all ground floor windows and doors.

### BASE INFORMATION:

Bed	: 3
Bath	: 3

### LAND INFORMATION:

Square feet	: 165
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### CONVENIENCE:

**General Amenities:** Shower, Separated garage, Scullery, Satellite TV, Resale, Private Pool, Parking space, Open living estate / street, Landscaped garden, Kitchen appliances, Just outside village / city, Internet, In village / city, In the countryside, Garden, Fruit Trees, Fireplace, Fenced plot, External illumination, Electric water heater, Covered terrace, Bathtub, Annex(es), Alarm, Air Conditioning warm/cold, Roof terrace, Double glazed, Balcony, Well maintained, Terrace ,

**Security Amenities:** Alarm,